



**Planning Commission
Minutes of the July 16, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

Damian Bianca, CAPZO	Present
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Planning Commission Vice-Chair

Stephen Brooks, CAPZO	Absent
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City Council Member

Michael Potter, CAPZO	Present
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Tim Cowles, CAPZO	Absent
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Cynthia McCollum, CAPZO	Absent
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Steve Ryder, CAPZO	Present
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Cameron Grounds, CAPZO	Present
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Lewie L. Bates, CAPZO	Present
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Troy Wesson, CAPZO	Present
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PLANNING STAFF PRESENT

Amy Sturdivant, Director of Planning; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Ross Ivey, Assistant Planner; Megan Zingarelli, Consulting Attorney

REGISTERED PUBLIC ATTENDEES

Mike Recio, Kaylin Deal, Tim Holcombe, John Rinehart, Joey Ceci, Jonathan McGee, Susan Pierce, Robert Lyon, Cynthia Holden, Carl Holden Jr., Twanda C. Holden, Hattie Holden, Candice Finnilla, Carlissa Holden, Jim Taylor, Donna Brown, Jonathan Pierce, Chuck Faulkner, Kerri Dumas, Jermie Gibson, Mark Steuer, Wayne Benson.

ACCEPTANCE OF THE AGENDA

Chairman Bianca asked to move the Subdivision Plats before the zonings for tonight's agenda.

COMMENTS

Susan Pierce, HOA President of Mountain Brook Subdivision was concerned that several trees were removed months ago at the Town Madison development and that no work has been done since. Councilman Potter answered that the development is done in phases and has been held up by different factors including weather and the future interchange along the federal highway.

APPROVAL OF THE MINUTES

Mr. Bates moved to approve the minutes of the June 18, 2015 Regular Meeting minutes. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Abstain
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	----
Motion Carried	

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARINGS

Subdivision Plats

Mountain Brook Phase 8 – Certified Plat

Location: West of Zierdt Road & south of I-565

Representative: Mullins, LLC

Applicant/Owner: Ashok and Amrita Mahbubani

Lots: 3

Acreage: 2

Applicant Comments:

Jeff Mullins presented the request on behalf of the owners.

Staff Comments:

Mrs. Sturdivant informed the Commission that the property owners and applicants are *Ashok and Amrita Mahbubani*. The design firm is *Mullins, LLC*. Mountain Brook Subdivision is located west of Zierdt Road and south of I-565. The subject property is located on the interior northwest curve of Mountain Brook Boulevard.

The property owners are requesting approval of a certified plat to subdivide *Lot 2 of Mountain Brook, Phase 7*, into three lots. The smallest lot will have an area of 27,579 square feet.

Mrs. Sturdivant concluded that Staff, and the Technical Review Committee recommend approval of the certified plat for *Mountain Brook, Phase 8*, with the contingencies noted in the staff report.

Public Comments:

Donna Brown, 100 Canterbury Drive was concerned with the style of the new houses. Jeff Mullins described the price point of the lots and feels confident that they will “meet the character of the neighborhood”.

Susan Pierce was concerned with traffic patterns and the number of driveways on Mountain Brook Boulevard.

Commission Comments:

Chairman Bianca reported that there was a variance for non-radial lot lines for the certified plat and asked for a motion.

Mr. Ryder motioned to approve the variance allowing non-radial lot lines for Mountain Brook Phase 8, Certified Plat. Mr. Bates Seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	----

Motion Carried

Motion:

Mr. Ryder moved to approve Mountain Brook, Phase 8 subject to the following contingencies:

Planning Department Comments

1. Submit a Title Opinion
2. Is there a mortgage holder? If yes, a mortgage holder’s certificate must be provided or the mortgage holder can sign the dedication certificate
3. The legal description references a curve not included in the curve table or the drawing
4. The applicant is proposing the common side yard lot line be non-radial to Mountain Brook Boulevard. The applicant has submitted variance request to Section 5-6 (f) of the Subdivision Regulations to allow the non-radial lot line. Staff supports the wavier.
5. The following certificate must be signed:
 - 1) Mortgage Holder, if applicable

Engineering Comments:

1. Provide closure report

Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	-----
City Council Member Mike Potter	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	-----

Motion Carried

Oakland Manor – Certified Plat

Location: South of Powell Road & west of Segers Road

Representative: Mullins, LLC

Applicant/Owner: Mitchell Frazier Farms Limited

Tracts: 2

Acreage: 69.51

Applicant Comments:

Jeff Mullins presented the request.

Staff Comments:

Mrs. Sturdivant informed the Commission that the applicant and property owner is *Mitchell-Frazier Farms Limited* and the design firm is *Mullins, LLC*. The property contains 69.51 acres. The adjoining property along the north and east boundary are within unincorporated Limestone County and not zoned. The adjoining property to the south is zoned *R3A, Single-Family Detached Residential* and is part of *Moore's Creek Subdivision*. The adjoining property to the west is zoned *AG, Agricultural* and utilized for agricultural production.

Mrs. Sturdivant stated that the applicant is requesting approval of a certified plat to divide the subject property into two tracts, as shown on Figure 3. Tract A will have an area of 50.01 acres is being considered at the July, Planning Commission meeting for a rezoning from *AG, Agriculture* to *R3A, Single-Family Detached Residential*. This action is listed as *Frazier Properties* on the July, Planning Commission Agenda. Tract B will remain zoned *AG, Agriculture* and the plan is for it to be occupied by one single-family dwelling.

She then concluded, that Staff, and the Technical Review Committee, recommend approval of the certified plat for *Oakland Manor Subdivision* with the contingencies noted in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Bates moved to approve Oakland Manor Certified Plat subject to the following contingencies:

Planning Department Comments

1. Submit a title opinion
2. The following Certificates must be signed:
 - 1) Dedication Certificate
 - 2) Notary's Acknowledgement Certificate
 - 3) Mortgage Holder Certificate , if applicable
 - 4) Athens Utilities Certificate
 - 5) North Alabama Gas Certificate

Engineering Comments:

1. Provide correct flood information (provided by the City of Madison)
2. The floodway needs to be shown as a public utility and drainage easement
3. Add a note on the plat: "Any stream crossing or construction in the floodway will require a FEMA "No Rise Certificate"

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	----

Motion Carried

Moore's Creek Subdivision, Phase II – Final Plat

Location: West of Segers Road and south of Powell Road

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

Lots: 21

Acreage: 39.79

Applicant Comments:

Jeff Mullins presented the request.

Staff Comments:

Mrs. Sturdivant informed the Commission that the applicant and property owner is Smart Living, LLC and the design firm is Mullins LLC. The subject property is located west of Segers Road and south of Powell Road. The subject property is zoned *R3A, Single-Family Detached Residential*.

The applicant is requesting final plat approval for the development of 21 lots and 2 tracts. The smallest lot is 12,732 square feet. Mrs. Sturdivant concluded that Staff and the Technical Review Committee, recommends approval of the final plat for *Moore's Creek Subdivision, Phase II* with the contingencies noted in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Ryder moved to approved Moore's Creek Subdivision, Phase II Final Plat given the following contingencies:

Planning Department Comments

1. Submit a title opinion
2. Provide second point of ingress/egress
3. The following certificates must be signed
 - 1) The Dedication Certificate
 - 2) The Notary's Acknowledgement
 - 3) Athens Utilities Certificate
 - 4) North Alabama Gas Certificate
 - 5) Limestone County Water & Sewer Authority Certificate

Engineering Department Comments:

1. Submit performance bonds
2. Submit an itemized performance bond spreadsheet
3. Submit an itemized sidewalk bond spreadsheet

City Councilman Potter seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	-----

Motion Carried

Intergraph North Campus – Certified Plat

Location: South of I-565, east of Wall Triana Highway, and west of Intergraph Way

Representative: McElroy Land Surveying

Applicant/Owner: Intergraph Improved Properties & Unimproved Properties

Lots: 4
Acreage: 105.42

Applicant Comments:

Mike Recio presented the request on behalf of McElroy Land Surveying.

Staff Comments:

Mrs. Sturdivant informed the Commission that the applicant is the *Intergraph Corporation* and the design firm is *McElroy Land Surveying Company, Inc.* The subject property is located south of I-565, east of Wall-Triana Highway and west of Intergraph Way. The subject properties are currently zoned *M1, Restricted Industrial* and *M2, General Industrial*. A rezoning petition has been submitted for consideration by the Planning Commission at the July meeting. The petition is proposing the subject properties and the portion of the Intergraph Campus to the east that is zoned *B2, Community Business* all to be rezoned to *MU, Mixed Use*.

She mentioned that the adjoining properties to the north are zoned *M1, Restricted Industrial* and *B3, General Business*. These properties are located north of I-565 and occupied by a variety of uses, including industrial, retail and food service establishments. The properties to the east are zoned *B2, Community Business* and are part of the Intergraph Campus and *Madison Business Park Subdivision*. The adjoining properties to the south are within the City of Huntsville and have similar office uses as the Intergraph Campus. The adjoining properties to the west are zoned *B3, General Business* and are occupied by a *Ruby Tuesday* and a convenience store.

Finally, she stated that the applicant is requesting certified plat approval to divide the subject properties into four lots. The certified plat will also be the instrument to dedicate utility and drainage easements for all public utilities on site and drainage ways. Staff, and the Technical Review Committee recommend approval of the certified plat for *Intergraph North Campus* with the contingencies noted in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

Councilman Potter wanted to clear up that the plat is only dividing four (4) lots and the rezoning has seven (7) lots. Amy Sturdivant answered that the rezoning includes additional land to the east.

Motion:

Mr. Bates moved to approve the Certified Plat for Intergraph North Campus subject to the following contingencies:

Planning Department Contingencies:

1. Confirm if the property is within the Huntsville International Airport 65+DNL Zone
2. The following certificate must be signed:
 - 1) Surveyor Certificate and Description of Land Platted
 - 2) Dedication Certificate
 - 3) Notary's Acknowledgement

- 4) Mortgage Holder Certificate, if applicable

Engineering Department Contingencies

1. Add a note on the plat: "No additional development allowed on Lot 1 until a FEMA flood study is performed and approved.

Councilman Potter seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	----

Motion Carried

West Haven Phase 3A – Preliminary Plat

Location: South of U.S. Highway 72, east of Henderson Lane and west of Burgreen Road

Representative: Goodwyn, Mills, & Cawood

Applicant/Owner: North Alabama Bank

Lots: 27 lots & 1 tract

Acreage: 50.27

Applicant Comments:

Chuck Faulkner, GMC, presented the request.

Staff Comments:

Mrs. Sturdivant informed the Commission that *West Haven Subdivision* is located south of U.S. Highway 72, east of Henderson Lane and west of Burgreen Road. The subject property is located east of Henderson Lane and south of Henderson Circle. The subject property lies within two zoning districts, *R3A, Single-Family Detached Residential* and *RZ, Zero Lot Line*. The *R3A, Single-Family Residential* is being developed. There has been no development activity of the portion zoned *RZ, Zero Lot Line*.

She mentioned that the applicant is requesting preliminary plat approval for *West Haven Subdivision, Phase 3A* for the remaining 27 lots, 1 tract in *West Haven Subdivision, Phase 3*. The one year expiration date has expired. Staff, and the Technical Review Committee, recommend approval of the preliminary plat for *West Haven Subdivision, Phase 3A*, with the contingencies noted in the staff report.

Public Comments:

Carl Holden, whose family owns the property directly west of the subject property, was concerned with drainage. Mr. Holden also stated that 27 new homes will most likely lead to future traffic congestion.

Mr. Chynoweth answered that the rear of the property is within the Oakland Spring Flood Branch. Chuck Faulkner added that there is an additional detention pond being built in addition to the 27 new lots.

Commission Comments:

There were no comments from the Commission.

Motion:

Councilman Potter moved to approve the Preliminary Plat for West Haven Phase 3A subject to the following contingencies:

Planning Department Contingencies:

1. The following certificates must be signed
 - 1) Athens Utilities Certificate
 - 2) Limestone County Water & Sewer Authority Certificate

Engineering Department Contingencies:

1. Plat sheet General notes #23 and #27 do not apply to this subdivision and can be removed.
2. Provide the acreage of Tract 1

Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	-----

Motion Carried

Zoning Map Amendments

Public hearing held to consider James R. White III and Jennifer White's request to zone Lot 1 of Giffin Subdivision, located at 146 Laura Drive to R-1A, Low Density Residential. This zoning is in conjunction with a request to be annexed into the City of Madison.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mrs. Sturdivant informed the Commission that *Giffin Subdivision* is located south of U.S. Highway 72 and west of Slaughter Road. 146 Laura Drive is located in the northwest corner of a bend on Laura Drive. The subject property is currently within unincorporated Madison County and has no zoning designation. The property is occupied by a single-family detached dwelling. The property to the north is zoned AG, *Agricultural*, which was automatically designated upon annexation. The adjoining property to the east is

within unincorporated Madison County and does not have a zoning designation. The property is currently vacant but platted for a single-family detached dwelling. The adjoining properties to the south are occupied by single-family detached dwellings and are zoned *AG Agricultural*. The adjoining property to the west is within unincorporated Madison County and occupied by a single-family detached dwelling.

The annexation and zoning of the subject property to *R1A, Low Density Residential* is compatible with the City's master plans. The property does not have a designation on the Future Land Use Map but the residential development in *Giffin Subdivision* and surrounding *Hughes Hills Subdivision* is low density. The annexation and zoning of the subject property will not significantly impact the street system, parks or storm drainage. The subject is within the *U.S. Highway 72, KDA*, which recommends the stabilization of the existing residential neighborhoods in the area of the subject property and buffer those neighborhoods from retail development. The annexation and zoning of this property will ensure the property is utilized as single-family detached dwelling that conforms to the regulations for *R1A, Low Density Residential* within the city thereby protecting neighboring property already in the city limits.

Mrs. Sturdivant concluded, staff recommends *James R. White III & Jennifer White*, request that 146 Laura Drive be zoned *R1A, Low Density Residential*, upon annexation.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Ryder asked if this property was already annexed into the City of Madison at a previous City Council meeting, was zoning also applied at that time. Mrs. Sturdivant answered that the public hearing held for the annexation was for school registration purposes and that a separate public hearing would be held for the zoning of the property.

Motion:

Mr. Ryder moved to recommend City Council to rezone property located at 146 Laura Drive to *R-1A, Low Density Residential*. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	----

Motion Carried

Public hearing held to consider Mitchell Frazier Farms Limited request to rezone property located south of Powell Road and west of Segers Road from AG, Agricultural to R-3A, Single-Family Detached Residential District.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mrs. Sturdivant informed the Commission that the property owner, *Mitchell-Frazier Farms Limited* is requesting that 50.01 acres of their 69.51 acre parcel be rezoned from *AG, Agricultural* to *R3A, Single-Family Detached Residential*. The remaining 19.50 acres are to remain zoned as *AG, Agricultural*. The subject property is located south of Powell Road and west of Segers Road.

The subject property has two land use designations. The property along *Oakland Springs Branch* and *Moore's Branch* is designated *OS, Open Space*. This designation is appropriate for the protection of the two jurisdictional streams. However, the floodplain can be developed. With similar developments, the floodplain is filled after a flood study is approved by the Engineering Department and the Federal Emergency Management Agency. The remaining portion of the subject property is designated *MU/TND, Mixed Use/Traditional Neighborhood*. The overall land use provided on the Future Land Use Map is indicated as *C, Commercial* at the intersection of Powell Road and Segers Road and the possibility of greenway trails along both jurisdictional streams. These factors contributed to the decision to designate the subject property and adjoining properties to the south and west for a mixed use type development.

The subject property is within *The Western Growth Area, KDA*. The most prominent goal provided for the subject area is greenways and trails along the jurisdictional streams. The Growth Plan provided for linking the greenway and trail system with a large wetland area to the southwest. This property is within the City of Huntsville and has potential for becoming a regional park for both jurisdictions.

Mrs. Sturdivant concluded that staff recommends approval of the zoning change from *AG, Agriculture* to *R3A, Single-Family Detached Residential*.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Councilman Potter moved to recommend City Council to rezone Mitchell Frazier Farms Limited's property located south of Powell Road and west of Segers Road from AG, Agricultural to R-3A, Single-Family Detached Residential District. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	----
City Council Member Mike Potter	Aye
Cynthia McCollum	----

Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	----
Motion Carried	

Public hearing held to consider Intergraph Improved Properties and Intergraph Unimproved Properties request to rezone property located south of Interstate 565 and east of Wall Triana Highway from M1, Restricted Industrial, M2, General Industrial, and B2, Community Business District to MU, Mixed Use.

Applicant Comments:

Kaylin Deal presented the request on behalf of 4-Site, Inc.

Staff Comments:

Mrs. Sturdivant informed the Commission that the petitioners and property owners are, *Intergraph Improved Properties* and *Intergraph Unimproved Properties*. The properties are located south of Interstate – 565 and east of Wall-Triana Highway. The petitioner is requesting the 227 acre *Intergraph Campus* be rezoned from *M1, Restricted Industrial, M2, General Industrial* and *B2, Community Business* to *MU, Mixed Use*.

Requesting a Mixed Use District designation has specific requirements, as provided in Section 4-8B-1 (D) of the Zoning Ordinance including: 1) access; 2) master development plan; 3) mixed uses and open space. Therefore, in addition to the typical review of the compatibility, impact and benefits to the City, surrounding property owners and the owner/applicant of the rezoning, staff has provided additional review of items 1-3. Mrs. Sturdivant went into detail on all three of the criteria for a Mixed Use zoning and how it applied to the Intergraph Property.

Criteria #1: Access to a Collector or Arterial. *The collector or arterial must exist to serve uses in the MU, Mixed Use District, or there must be a plan with funding reasonably assured to extend arterial or collector roads to serve the MU, Mixed Use District.* The subject properties have access from Madison Boulevard via Intergraph Boulevard and access from Wall-Triana Highway via Graphics Drive. Graphics Drive intersects with Intergraph Drive providing good circulation and internal access to both Madison Boulevard and Wall-Triana Highway.

Criteria #2: Master Development Plan. *The Master Development Plan must include the area of lots, buildings, and/or maximum dwelling units for each subarea of the development devoted to office, retail and service commercial, and authorized residential uses.*

The petitioner proposes the *Intergraph Campus* be divided into eight different land use sub-areas. They are identified as lots on Figure 2 and Table 1, in the staff report. Upon approval of the Master Development Plan it shall vest for a period of ten years with rights to develop according to the approved Master Development Plan.

Criteria #3: Mixed Uses. *There is a mix of office, retail and service commercial, civic/municipal, recreation/open space, and authorized residential uses.*

Commercial Lots (Lots 1, 4, 5, 6, 7, 8)

Lot 1 has the land use designated *Retail & Service, and Medical and Office*. This designation includes and is limited to medical/supplement services and professional service retail. This subarea will function similarly to the MC, *Medical Center District*, with both commercial and medical related uses. Lot 4 has the land use designation of *Office & Assembly – Related Uses*. This designation includes and is limited to office buildings, office warehouses, office services and development facilities including light assemble. This designation allows for professional offices with the component of limited light assemble, as part of research and development. Lot 5 has the land use designation of *Hotels, Restaurants, and Residential on Upper Floors*. The permitted residential on upper floors must be in compliance with *Section 4-8B-2 (F) of the Zoning Ordinance*, which allows residential dwelling units on the upper floors of hotels, mixed uses, commercial office buildings providing such units contain a minimum of six hundred square feet and are in compliance with applicable regulations for habitable space. Lot 6 proposes the designation of *Retail & Service* and includes and is limited to banks, dry cleaners, specialty grocer, apparel, sporting goods, pet stores, phone stores and residential on upper floors, as *Section 4-8B-2 (F) of the Zoning Ordinance*. Lot 8 proposes the designation of *Office* and will continue to service as the Intergraph Headquarters. Each lot is maintaining the fifty percent lot coverage requirement.

In addition to the proposed mix of uses in keeping with the Mixed Use districts in the zoning ordinance, further provisions would apply as proposed:

1. Special Exceptions for the MU, Mixed Use District found in *Section 4-8B-4 of the Zoning Ordinance* shall not apply nor be permitted for any parcel with the master plan.
2. The standards for conditional uses provided in *Section 4-6A-5 of the Zoning Ordinance*, which applies to the business zoning districts shall apply to all permitted uses in the Mixed Use District, in accordance with whichever underlying zoning standards are to be utilized.
3. The standards provided in *Section 4-8 of the Zoning Ordinance*, which apply to the *B3, General Business District* shall apply to all non-residential subareas, unless a pedestrian, mixed use environment redevelopment is proposed. In such a case, the developer may opt to design according to the standards provided in either *4-6B, B1, Neighborhood Business District* or *Section 4-12, TND, Neighborhood Center Standards*.

Residential Lots (Lots 2 & 3)

The designation of *Residential* has been proposed for Lots 1 & 2. The petitioner is proposing a mixed residential development with apartments, single-family attached and detached dwellings. For single-family detached dwellings, the *TND, Mixed Residential Development Standards* found in *Section 4-12-8, 4-12-10 (2), 4-12-11 of the Zoning Ordinance* or *Section 4-3A, RZ, Zero Lot Line Standards* shall apply. For single-family attached and multi-family dwellings, *Section 4-12, TND, Mixed Residential Development Standards* or *Section 4-5, Multi-Family Residential Standards* will apply. The number of dwellings proposed for Lot 2 is 866 and 425 dwellings are proposed on Lot 3. The number of dwellings proposed conforms to the requirement of 18 dwelling units per acre provided in *Section 4-8B-5, Dimensional Requirements* in the *Mixed Use District*.

Opens Space

The Master Development Plan proposes a linear greenway type park system, with 4.71 acres along the north side of Lot 1 and adjoining the south boundary of Lime Quarry Road. A larger open space area, with 13.85 acres, will be provided along the west side of Lot 2. This open space area will be centered on a jurisdictional stream and utilized as a passive linear park and recreational area. The third open space

area shown on the Master Development Plan is located west of Lot 3 and will include a water feature and an outdoor pavilion. This proposed area will be 10.98 acres. Open space planned along the west side of Lots 2 and 3 will also provide a means of privacy for these residential lots. As provided in Table 1, each commercial lot has provided at least 20% of lot for open space. Residential Lots are required to provide at least 25% open space. Lot 2 is providing 28.79% open space and Lot 3 is providing 46.56% open space. The exact location of open space other than shown on the Master Development Plan will be provided with the development of lots and verified with individual site plan approvals.

Mrs. Sturdivant then discussed the existing zoning and development trends. She stated, the subject properties are split between three zoning districts. Those properties to the west are zoned *M1, Restricted Industrial*. The middle portion of the subject properties are zoned *B2, Community Business District*. The properties are currently utilized as professional office space in the field software, except the properties to the east that are currently undeveloped.

The adjoining properties to the north are zoned *M1, Restricted Industrial* and *B3, General Business*. These properties are located north of Interstate – 565 and occupied by a variety of uses, including industrial, retail and food service establishments. The properties to the east are zoned *AG, Agricultural* and *R4, Multi-Family Residential*. The properties zoned *R4, Multi-Family Residential* are all part of *Compass Pointe Subdivision* and occupied by single-family detached dwellings. The adjoining properties to the south are within the City of Huntsville. The zoning for most of these properties is primarily for industrial and professional uses. The adjoining properties to the west are zoned *B3, General Business*. These properties are located west of Wall-Triana Highway occupied by *Ruby Tuesday* and a convenience store. The existing M1 and M2 zoning within the city does not encourage the types of development intended in the Growth Plan for the campus redevelopment.

She also talked about the Future Growth plan, stating the subject property is part of the *South of I-565, Key Development Area (KDA)*. The *KDA* is bracketed by Madison Boulevard to the north, Zierdt Road to the east, the City of Huntsville to the south and Wall-Triana Highway (City Limits) to the west. The strengths of this *KDA*, include access to a variety of transportation modes, its proximity to the *Huntsville International Airport* and *Redstone Arsenal*; and developments occurring in the City of Huntsville, south the *KDA*. The goals provided for the *I-565 KDA* subject properties, include the development of a small airport serving commercial node near Wall-Triana Highway with an office campus in the proximity of the *Intergraph Headquarters*. The Growth Plan calls for recreation in the northeast area of the subject property and a park to be located at the quarry site. The goals for this *KDA* suggests a regional retail center and mixed use development be established to the east of the subject properties. South of the *I-565 KDA* calls for an east/west boulevard linking Wall-Triana Highway to Zierdt Road, as well as a greenway and trail system meandering from Zierdt Road west and southward to the City of Huntsville border. Recent improvements to Graphics Drive combined with new roads to the east achieve their goal.

Mrs. Sturdivant concluded that Staff recommends approval of *Intergraph Improved Properties* and *Intergraph Unimproved Properties* request to change the zoning of the *Intergraph Campus* from *M1, Restricted Industrial District*, *M2, General Industrial District* and *B2, Commercial Business District* to *MU, Mixed Use*, with the following contingencies:

Planning Department Contingencies:

1. Revise Note 4 (b): to say “For townhomes and multi-family dwelling Section 4-12, TND, or R4 Multi-Family, except density shall be 18 du/acre, as provided in the MU, Mixed Use District.”

2. Water feature shown on Lot 3, Open Space 3 will need approval from the US Army Corps of Engineering

Public Comments:

Donna Brown, 100 Canterbury Drive, was concerned with how the City benchmarks and makes sure that the growth plan matches up with the development. Mrs. Sturdivant answered that we use it as a reference to make sure developments are in compliance and we continue to update our plans. Councilman Potter added that the Master Development Plan is an overall big picture and that it is continually updated and tweaked.

Jonathan Pierce, 123 Monterance Drive, wanted to know how far the development extended. Mrs. Sturdivant answered that it extends to the quarry.

John Rinehart, 213 Mainsail Way, asked who owns the water treatment plant that is currently on the property. Mrs. Sturdivant answered him that Madison Utilities owns the water treatment plant.

Commission Comments:

Mr. Ryder said that he was appreciative of the matrix of the different uses and zoning districts created by the Planning Department Staff.

Mr. Grounds asked what the difference in a hotel and motel was. Mrs. Sturdivant answered him that the entry method is what separates the two. Hotels are entered from an indoor lobby and motels are entered from the outside of the building.

City Councilman Potter asked where the quarry begins on this drawing. Mrs. Sturdivant answered that it is not part of this development.

Motion:

Mr. Ryder moved to recommend City Council to rezone Intergraph Improved Properties and Intergraph Unimproved Properties property located south of Interstate 565 and east of Wall Triana Highway from M1, Restricted Industrial, M2, General Industrial, and B2 Community Business District to MU, Mixed Use District. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	-----
City Council Member Mike Potter	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	-----

Motion Carried

Public Hearing Closed

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

Chairman Bianca adjourned the meeting at 6:35 p.m.

Minutes Approved

A handwritten signature in blue ink, appearing to read "Damian Bianca", written over a horizontal line.

Damian Bianca, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Ross Ivey", written over a horizontal line.

Ross Ivey, Assistant Planner and Recording Secretary